

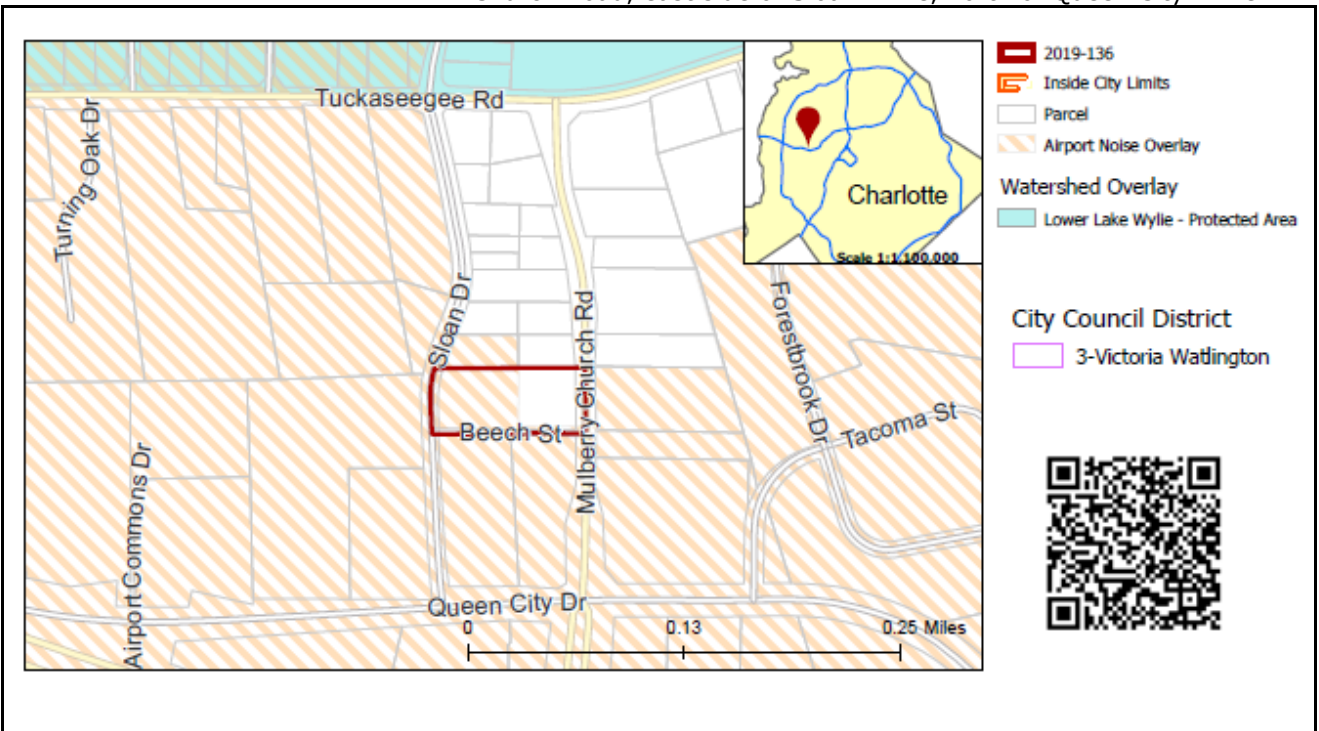
REQUEST

Current Zoning: O-1(CD) AIR (office, conditional, airport noise overlay)

Proposed Zoning: O-1(CD) AIR SPA (office, conditional, airport noise overlay, site plan amendment) with 5 year vested rights

LOCATION

Approximately 1.89 acres located on the west side of Mulberry Church Road, east side of Sloan Drive, north of Queen City Drive



SUMMARY OF PETITION

The petition proposes to amend the conditional site plan to allow for the construction of a hotel.

PROPERTY OWNER

Ammireddy LLC

PETITIONER

Venkata Ammi Reddy

AGENT/REPRESENTATIVE

Collin Brown and Brittany Lins; Alexander Ricks, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and technical revisions.

Plan Consistency

The petition is **consistent** with the *Westside Strategic Plan* recommendation for business park/office land uses for the site.

Rationale for Recommendation

- The petition is consistent with the adopted future land use for the site and is already zoned for a hotel use.
- The petition will provide streetscape improvements and enhance the pedestrian network
- The site is located in an area where hotels are already existing, along an Interstate interchange and north of the Airport.

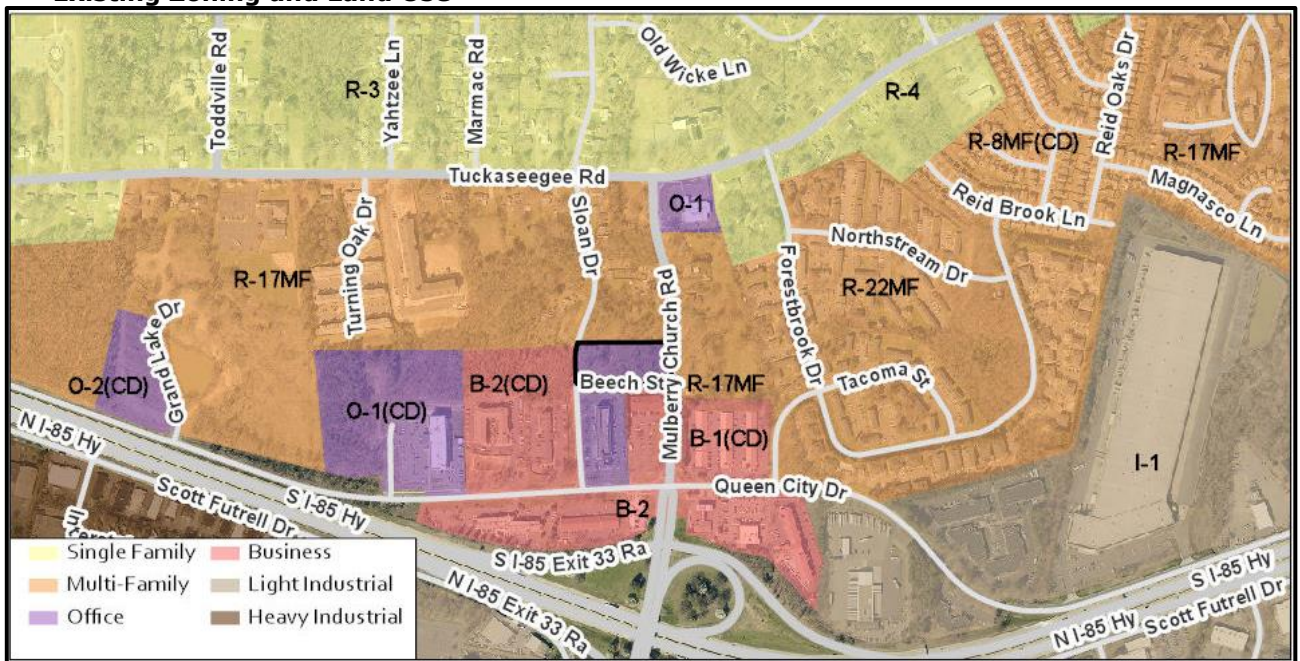
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan amendment contains the following changes:

- Modifies site plan to allow an additional hotel building (up to 80 rooms) to be constructed on the lot.
- Provides 6-foot sidewalks and 8-foot planting streets along Sloan Drive and Mulberry Church Road.
- Buffers the neighboring single family to the north with a 33-foot wide Class B buffer.
- Requests 5 year vested rights for the approval of this rezoning.
- Requires site design standards such as: the screening of backflow prevention devices, requiring similar architectural materials as building for solid waste screening, and limiting the height of detached site lighting.
- Access to the site will be provided from Sloan Drive and Mulberry Church Road.

• Existing Zoning and Land Use



The site was included in a rezoning with the parcel directly to the south in 1995. The rezoning changed the zoning of the property from R-17MF (multifamily residential) and B-1(CD) (neighborhood business, conditional) to O-1(CD). The surrounding land uses include: single family residential, other hotels, commercial, and vacant land.



The subject property is vacant undeveloped land.



The properties to the north are vacant undeveloped residentially zoned land. The subject property is marked with a red star.



The properties to the south are developed as a hotel and an eating, drinking, and entertainment establishment. The subject property is marked with red star.

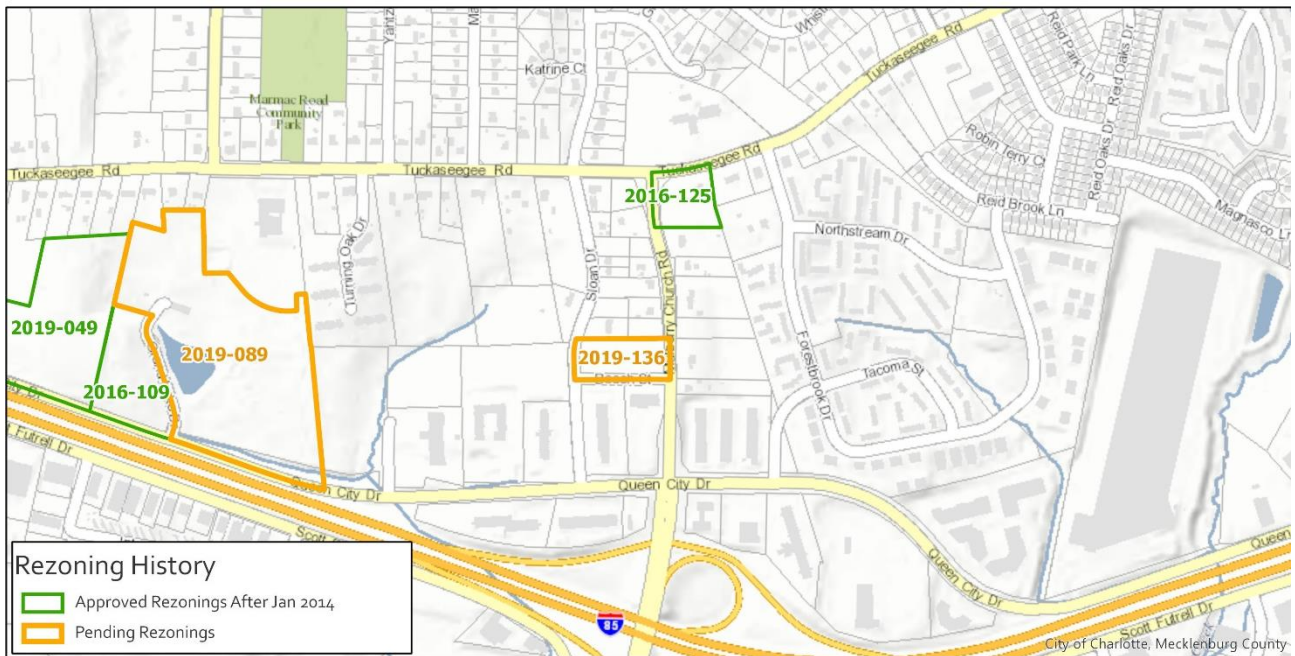


The property to the east is developed with a single family house.



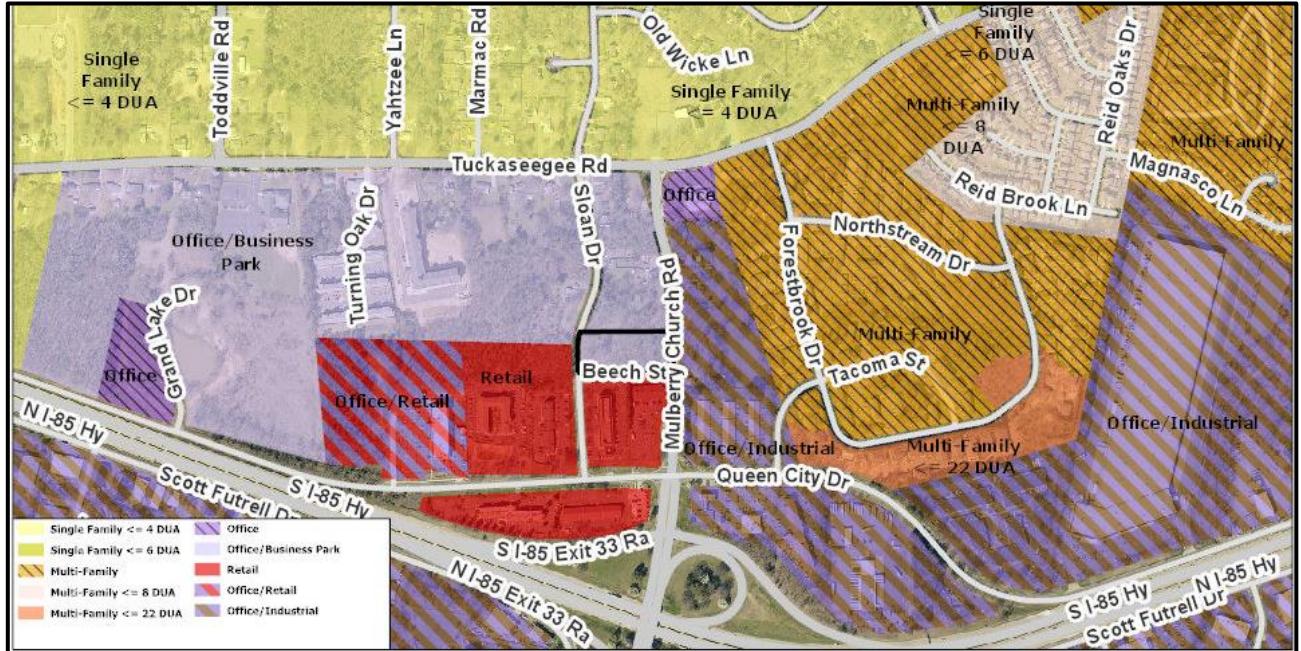
The property to the west is undeveloped vacant land.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-109	The petition rezoned site to O-2(CD) AIR (office, conditional, airport overlay) to construct a hotel.	Approved
2016-125	The petition rezoned site to allow the redevelopment of a residential structure to allow all uses allowed in O-1.	Approved
2019-049	The petition rezoned site to MUDD-O AIR (mixed use development, airport noise overlay) to allow a hotel.	Approved
2019-089	The petition proposes to rezone site to B-2(CD) AIR (general business, conditional, airport noise overlay) to construct a village of hotels and restaurants.	Pending

- **Public Plans and Policies**



- The *Westside Strategic Plan* (adopted 2000) recommends business park/office land uses for this site. The site is just north of the Interstate 85 interchange with Little Rock Road, and just north of the Airport.
- **TRANSPORTATION CONSIDERATIONS**
 - The site fronts on Mulberry Church Road (minor thoroughfare, city maintained) and Sloan Drive (local, city maintained) and is in a corridor outside Route 4.
 - See Outstanding Issues, Notes 1 and 2.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 0 trips per day (based on parking lot accessory to hotel).
 - Proposed Zoning: 480 trips per day (based on 80 hotel rooms).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Sloan Drive. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Mulberry Church Road.
- No outstanding issues.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUESTransportation

1. ~~Revise the site plan and conditional note(s) to commit to dedicate 35-foot right-of-way from Mulberry Road's existing centerline. The site plan should label and dimension the right-of-way from the road centerline.~~ **Addressed**
2. ~~The petitioner should revise the site plan and conditional note(s) to commit to dedicate 31.5-foot right-of-way from Sloan Drive's existing centerline. The site plan should label and dimension the right-of-way from the road centerline to incorporate the proposed 2.5-foot curb/gutter section, 8-foot planting strip, and 6-foot sidewalk transportation improvements. Please note, the proposed 8-foot sidewalk along the site's Sloan Drive and Mulberry Church Road frontages can be in a sidewalk utility easement.~~ **Addressed**

Site and Building Design

3. ~~Petitioner to work with CDOT on the abandonment of Beech Street prior to City Council decision or the site will need to be redesigned to remove parking out of the required setback.~~ **Addressed**

REQUESTED TECHNICAL REVISIONSSite and Building Design

4. ~~If Beech Street is abandoned, the required side yard on the south side is 15'~~ **Addressed**
5. ~~Please re-label the northern buffer on plan as a Class B buffer.~~ **Addressed**

Land Use

6. Revise the plan to remove the request for 5-year vested rights

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Lisa Arnold (704) 336-5967